Seattle Department of Construction & Inspections

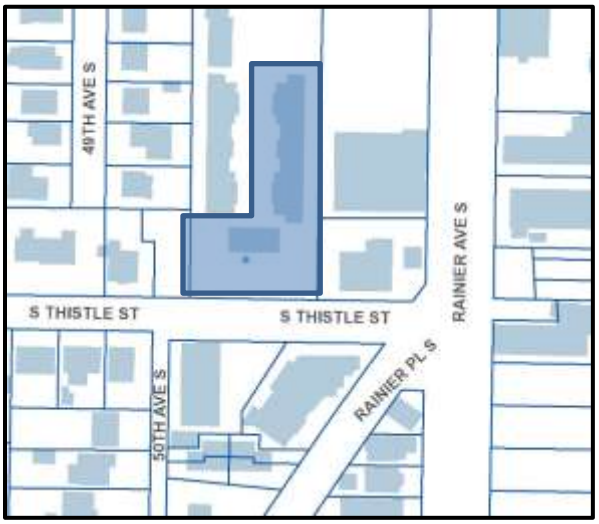
DESIGN REVIEW

FIRST EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Record Number:	3032306-EG
Address:	4920 S Thistle Street
Applicant:	David Squires | CB Anderson Architects
Date of Meeting:	Tuesday, October 09, 2018
Board Members Present:	Carey Dagliano Holmes (Chair) David Bader Dawn Bushnaq Chris Cooley
Board Members Absent:	Charles Romero Jhomar Small
SDCI Staff Present:	Brandon Cummings, Land Use Planner

SITE & VICINITY

Site Zone:	Lowrise 3
Nearby Zones:	(North) LR3 (South) LR3 (East) NC2-40 (West) SF 5000
Lot Area:	28,592 sq. ft.



Current Development:
The development site is comprised of one parcel, located on the north side of S Thistle Street. Existing multi-family residential structures are currently on site and will be demolished and removed as part of this proposal.

Surrounding Development and Neighborhood Character:
The development site is located just south of Rainier Valley, characterized by a mix of small multifamily and single-family developments in the immediate vicinity. The commercial activity in this area is located to the east of the development site, primarily along Rainier Avenue South. In general, the character of the neighborhood can be described as being primarily residential with some institutional uses and neighborhood-serving commercial along the major arterial.

Access:
The location of the development site makes it easily accessible to vehicles traveling along Rainier Avenue South, a main thoroughfare connecting the neighborhood to Rainier Valley and Columbia City. There is no alley adjacent to the site. Several metro bus stops primarily located on Rainier Avenue South are located within a ¼ mile of the development site and provide access to many areas of the city including Downtown, the International District, and Capitol Hill. The Rainier Beach light rail station is approximately ¾ mile to the southwest.

Environmentally Critical Areas:
Steep Slope Environmentally Critical Area is present on site.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 4-story, 57-unit apartment building. Parking for 33 vehicles proposed. Existing buildings to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE October 9, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the additional housing added to the neighborhood.

- Concerned with the design of the street-facing façade, arguing that a negative precedent could be set along S Thistle Street.
- Supported minimizing the visual impacts of the parking garage.
- Supported the exploration of different modulation of the massing and differentiation between the street and side façades.
- Concerned with the ground level uses and supported incorporating elements to encourage engagement at the street.
- Concerned with the response to the existing development nearby.

The following comments were submitted to SDCI in writing prior to the meeting:

Seattle Department of Transportation

- The existing sidewalk on S Thistle St is directly adjacent to the curb, and no street trees have been provided. The project is required by code to install street trees in a 5.5' planting strip. Given the site's close proximity to a high-capacity arterial with planned RapidRide service, it is likely that the number of people walking on S Thistle St will increase significantly in the future.
- SDOT therefore strongly encourages the project to remove the existing sidewalk and install the required street trees and planting strip adjacent to the curb. The sidewalk should then be replaced on the back side of the planting strip. Relocating the sidewalk in this manner would buffer people walking from vehicle traffic on S Thistle St, enhancing the safety and attractiveness of the neighborhood's pedestrian realm.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Massing and Site Configuration:** The Board discussed the three massing alternatives, which are similar in the layout configuration on the development site. The main difference between the alternatives is the location of the ground level open space and massing articulation at the roof. The Board was concerned with the lack of variation in the massing alternatives and suggested the applicant explore minimizing the setback along S Thistle

Street to provide an opportunity for more bulk at the ground level with the upper level massing stepped back. **(CS2-C-2. Mid-Block Sites, CS2-D-1. Existing Development and Zoning, DC2-A-2. Reducing Perceived Mass)**

a. The Board was concerned with the length of the east and west façades as shown in Option B and supported the shorter façade lengths of Options A and C, which minimize potential shading impacts on adjacent properties and begin to break down the perceived scale of the structure. **(CS1-B-2. Daylight and Shading, DC2-A-2. Reducing Perceived Mass)**

b. Echoing public comment, The Board was concerned with massing modulation as shown in the three alternatives and agreed the proposed design was ineffective at reducing the perceived scale of the structure. The Board recommended introducing more variety in the massing to create façades that are more responsive to height, bulk, and scale when compared to the neighboring context. **(DC2-A-2. Reducing Perceived Mass, DC2-D-1. Human Scale)**

c. The Board was concerned with the lack of a relationship between the proposed structure and the existing residential structures to the west of the site. The Board recommended the first floor be designed to foster a connection to the open space and the existing apartment buildings along the western property line. **(CS2-D-3. Zone Transitions, DC3-A-1. Interior/Exterior Fit)**

d. Concerning the siting of the massing, the Board supported the compactness of the massing as shown in Option C, which creates a strong street presence along S Thistle Street. However, the Board was concerned with the building setback from the street and recommended the applicant explore extending elements of the ground level closer to the sidewalk to engage with the street. **(CS2-B-2. Connection to the Street)**

2. **Frontage along S Thistle Street**:

a. Primary Entry: The Board was concerned with the proposed design of the residential entry and lobby along S thistle Street. The Board recommended the use of massing and secondary architectural elements to highlight the primary entry, making it prominently visible and easily accessible. The Board suggested the applicant explore how establishing a hierarchy of canopies/overhead weather protection can be used to provide further distinction for the entry and lobby. **(PL2-C. Weather Protection, PL3-A. Entries)**

b. The Board recommended providing interior amenity space along S Thistle Street and designing the stair to exit through the residential lobby to minimize the number of doors at the ground level and increase opportunities for the interior spaces to engage with the street. **(CS2-B-2. Connection to the Street, PL2-B-3. Street-Level Transparency)**

c. Recycling and Waste, Utility, and Bike Storage Location:

i. The Board was concerned with the proposed design and location of the recycling and waste enclosure, utility room, and bike storage which are adjacent to the primary entry and very prominent along S Thistle Street. The Board directed the applicant to reconfigure these uses along with the residential entry and lobby to increase the active uses along the sidewalk. **(CS2-B-2. Connection to the Street, DC1-C-2. Visual Impacts, DC1-C-4. Service Uses)**

ii. The Board recommended any service uses requiring access from S Thistle Street be designed to fit into the overall architectural concept and incorporate screening elements to provide a buffer from the street. **(DC1-C-4. Service Uses)**

3. **Vehicular Access and Pedestrian Circulation:** Echoing public comment, the Board was concerned with the potential conflict between pedestrian activity along the sidewalk and vehicles accessing the garage. The Board recommended developing a design that minimizes the visual impacts of the garage entry, improves vehicular sight lines, and increases pedestrian safety. **(DC1-B-1. Access Location and Design)**

4. **Open Space/Amenity Areas**: The Board discussed the two configurations for the ground level amenity space as proposed and provided the following guidance for each alternative:

    a. North Open Space Configuration (Option A and Option C): The Board was supportive of locating the outdoor amenity space at the north end of the site as it shortens the visible façade from Rainier Avenue South. However, the Board was concerned with the usability of the space due to potential shading impacts from the structure and the lack of programing to help activate the space. **(CS1-B-2. Daylight and Shading, DC3-B-2. Matching Uses to Conditions)**

    b. West Open Space Configuration (Option B):

        i. The Board supported locating the outdoor amenity space at the west end of the site along S Thistle Street, highlighting the potential for the amenity space to establish a connection with the street and serve as an extension of any ground level amenities. The Board recommended that no retaining walls are placed between the amenity area and the street to help reinforce the connection. **(CS2-B-2. Connection to the Street, PL2-B-1. Eyes on the Street, DC3-A-1. Interior/Exterior Fit)**

        ii. The Board also supported how the west configuration of the outdoor amenity space allowed for light to penetrate to the rear of the site. **(CS1-B-2. Daylight and Shading)**

    c. The Board was concerned with the activation of the open space and recommended rearrangement of the interior uses to strengthen the relationship between the

building and outside amenity area. **(DC3-A-1. Interior/Exterior Fit, DC3-B-1. Meeting User Needs)**

d. The Board also supported located outdoor amenity space on both the north and west end of the site and recommended the amenity space on the west is designed to maintain continuity with the ground plane. The Board also recommended using the existing topography to help define and add a level of privacy to the outdoor amenity spaces. **(CS1-C-2. Elevation Changes, DC3-B-4. Multifamily Open Space)**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures. The Board's recommendation will be reserved until the final Board meeting.

At the time of the **FIRST** Early Design Guidance meeting, the following departures were requested:

1. **Façade Articulation (SMC 23.45.529.C.2.b):** The Code requires division of the facade into separate facade planes if the street-facing facade of a structure exceeds 750 square feet in area. A portion of the street-facing facade shall have a minimum area of 150 square feet and a maximum area of 500 sq. ft. and shall project or be recessed from abutting facade planes by a minimum depth of 18 inches. The applicant is requesting four façade planes exceed the 500 sq. ft. threshold for Massing Options B and C.

The Board did not support this departure and recommended introducing more variety in the massing articulation, creating façades that are more responsive to height, bulk, and scale when compared to the neighboring context. **(DC2-A-2. Reducing Perceived Mass, DC2-D-1. Human Scale, CS2-D-3. Zone Transitions)**

2. **Rear Setback (SMC 23.45.518- Table A):** The Code requires a 15'-0" minimum rear setback if the development site does not abut an alley. The applicant is requesting a 1' 6" reduction of the rear setback for a portion of the development site near the northwest corner for Massing Option C.

The Board did not support this departure and recommended further exploration of locating the massing along S Thistle Street closer to the property line to establish a connection with the street. The Board also directed the applicant to provide further documentation showing the extent of the departure and how the result better meets the intent of the design guidelines at the next meeting, if the redesign requires this departure. **(CS2-B-2. Connection to the Street)**

3. **Façade Length (SMC 23.45.527):** The Code requires that the façade length not exceed 65 percent of the lot length. Based on the lot configuration, a façade length of 169' is

allowed. The applicant is requesting a 26 percent (44') increase in the façade length to a proposed length of the 213' for Massing Option B.

The Board indicated support for this would be dependent on the building open space relationship in the revised design. The Board acknowledges that impacts of the increased façade length are mitigated by upper level massing modulation which is supported by the Board as it improves on the overall design. **(DC3-A-1. Interior/Exterior Fit, DC2-A-2. Reducing Perceived Mass)**

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous

habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the

same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

BOARD DIRECTION

At the conclusion of the First EARLY DESIGN GUIDANCE meeting, the Board recommended the project return for another meeting in response to the guidance provided.